

20131108000441030 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/08/2013 10:32:11 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO.: 011-6205504-703

KNOW ALL MEN BY THESE PRESENTS that for Ninety Thousand, Eight Hundred Eighty dollars and no/100 (\$90,880.00) in hand paid to Flagstar Bank, FSB, the grantor, as party of the first part, by The Secretary of Housing and Urban Development of Washington, D.C., as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

Lot 72, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A and 58B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

PROPERTY ADDRESS: 791 Reach Crest, Birmingham, AL 35242

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This deed shall be EFFECTIVE the 19 day of July, 2013.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 19 day of July, 2013.

AFFIX CORPORATE SEAL

Flagstar Bank, FSB

BY: [Signature]

Its: [Signature]

ATTEST: [Signature]

Its: [Signature]

Deputy

VICE PRESIDENT

James Abbas

Clerk

ACKNOWLEDGMENT

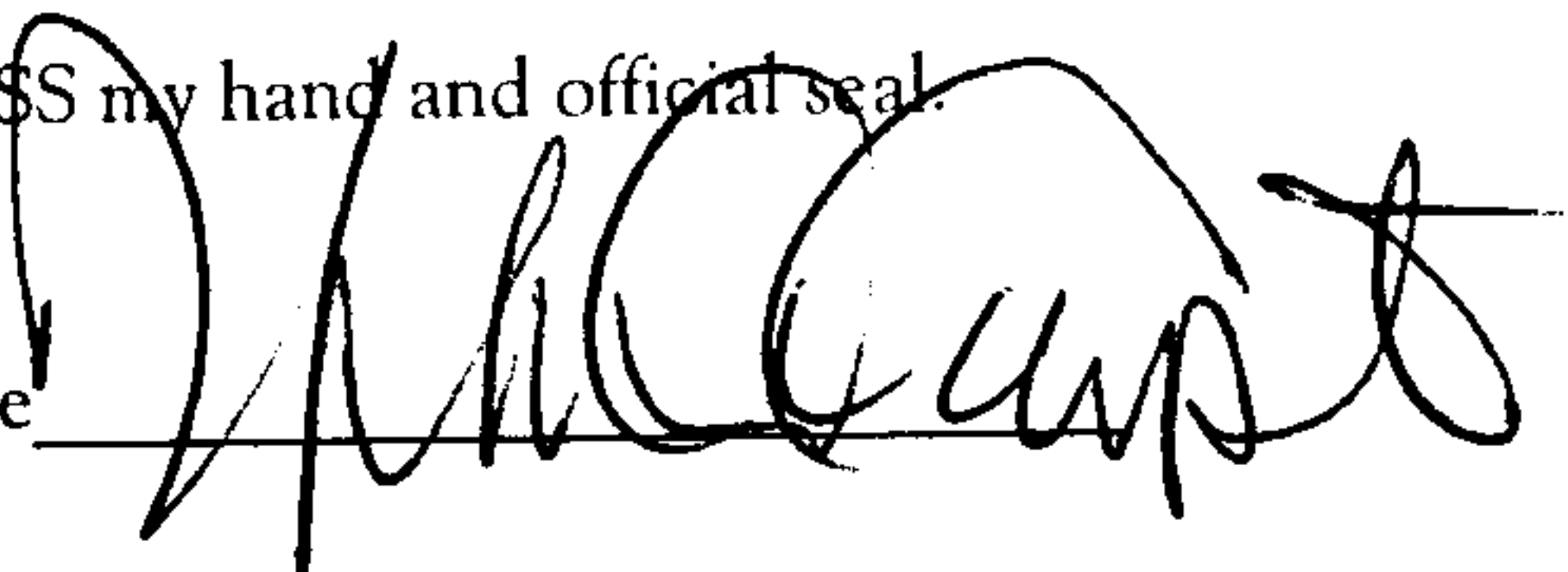
STATE OF Michigan
COUNTY Oakland

On July 19, 2013 before me, YOLANDA CARPENTER, personally appeared Pearl Kelly and James Ables, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Michigan that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



YOLANDA CARPENTER
NOTARY PUBLIC, OAKLAND COUNTY, MI
My Commission Expires 11-12-2019
Acting in OAKLAND County

GRANTEE'S ADDRESS:
Secretary of Housing & Urban
Development
600 Beacon Parkway West
Beacon Ridge Tower Suite 300
Birmingham, Alabama 35209

GRANTOR'S ADDRESS:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
9276-243



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Flagstar Bank, FSB
Mailing Address 5151 Corporate Drive
Troy, MI 48098

Grantee's Name Secretary of Housing & Urban Deve
Mailing Address 600 Beacon Parkway West
Beacon Ridge Tower, Suite 300
Birmingham, Alabama 35209

Property Address 791 Reach Crst
Birmingham, Alabama 35242

Date of Sale July 19, 2013

Total Purchase Price \$ 90,880.00

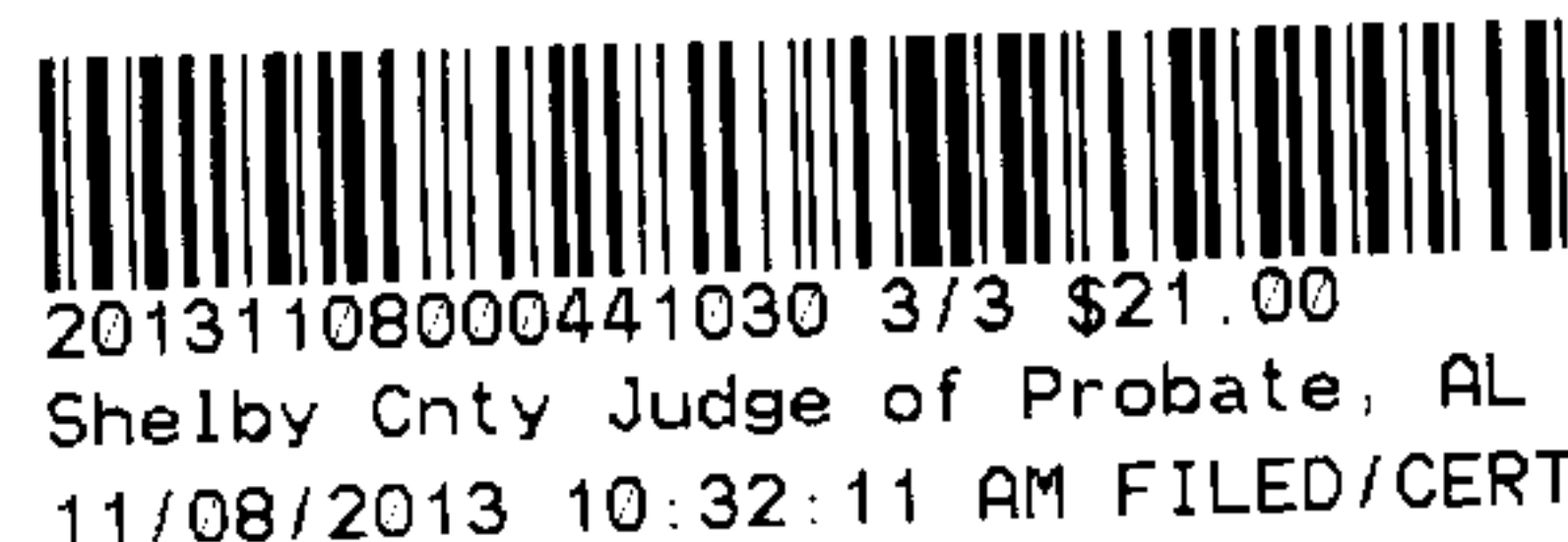
or

Actual Value

\$

or

Assessor's Market Value \$



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Statutory Warranty Deed

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/21/13

Print Barb McFadden Rouse

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1